

11/8/07 Item #121
Barton Springs Zone Redevelopment Ordinance

Proposed amendments by staff

- I Clarify application of existing redevelopment section by amending 25-8-27 (C) as follows
- (C) ~~{This section is cumulative of and not a limitation on Section 25-8-26 (Redevelopment Exception)}~~ **Development may comply with this section instead of complying with Section 25-8-26 (Redevelopment Exception).**
- II Clarify acceptable water quality ponds and prevent backsliding by adding a new paragraph (4) to 25-8-27 (F) as follows
- (F) The requirements of this subchapter do not apply to the redevelopment of property if the redevelopment meets all of the following conditions
- (4) **The water quality controls on the redevelopment site must provide a level of water quality treatment that is equal to or greater than that which was previously provided**
- III Add existing industrial and civic development as a threshold for City Council review by adding a new paragraph (3) to 25-8-27 (G) as follows
- (G) City Council approval of a redevelopment in accordance with Subsection (H) is required if the redevelopment
- (1) includes more than 25 dwelling units,
- (2) is located outside the City's zoning jurisdiction,
- (3) is proposed on property with an existing industrial or civic use.**

(4) ~~(3)~~ is inconsistent with a neighborhood plan, or

(5) ~~(4)~~ will generate more than 2,000 vehicle trips a day above the estimated traffic level based on the most recent authorized use on the property

IV Require presentation of a report to Council in 2 years by changing Part 4 to Part 5 and adding a new Part 4 as follows

PART 4 The City Manager is directed to present to City Council a report regarding the effectiveness of Section 25-8-27 not later than 2 years after the effective date of this ordinance The report to City Council is to include information regarding applications submitted, progress of redevelopments, purchase or restriction of mitigation land, and status of the Barton Springs Zone Mitigation Fund